

June 30, 2004

Honorable Board of Supervisors
County of Los Angeles
Kenneth Hahn Hall of Administration, Room 383
500 West Temple Street
Los Angeles, CA 90012

CONDITIONAL USE PERMIT CASE NO. 02-311-(5)
PETITIONER: LAKE ELIZABETH PROPERTIES LLC.
42505 RANCHCLUB ROAD
LAKE ELIZABETH, CA 93532
BOUQUET CANYON ZONED DISTRICT
FIFTH SUPERVISORIAL DISTRICT (3-VOTE)

Dear Supervisors:

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:

1. Consider **approval** for Conditional Use Permit No. 02-311-(5), together with the information submitted by the applicant and presented at the public hearing, and together with any comments received during the public review process, find on the basis of the whole record before the Board that Conditional Use Permit No. 02-311 does substantiate the required findings and burden of proof for a conditional use permit as set forth in Sections 22.56.090 and 22.56.195 of the Los Angeles County Code (Zoning Ordinance).
2. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit No. 02-311-(5).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

- Pursuant to Sections 22.24.100, 22.24.150 and 22.40.220 of the County Code, a Recreational Trailer Park and a golf course are permitted in the A-1, A-2 and R-R Zones, provided a conditional use permit has been obtained, and subject to Part 6 of Chapter 22.52 and Part 1 of Chapter 22.56 of the County Code.
- The subject property is currently developed with an 18-hole golf course, with appurtenant clubhouse, pro shop, restaurant, swimming pool with pool house, offices, maintenance sheds, ball field, café, four water wells owned by the permittee, and one water well with three water tanks owned by the Elizabeth Lake Mutual Water Company. The restaurant and café currently serve a full line of alcoholic beverages for on-site consumption.

- The proposed uses comply with all applicable development standards of the R-R, R-1-7,500, A-1-1 and A-2-1 Zones as provided in Sections 22.24.100, 22.24.150 and 22.40.220 of the Los Angeles County Code and subject to the requirements for a Recreational Vehicle Park as required by Section 22.52.530.
- Changes in the proposed project or conditions of approval are necessary in order to ensure that the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program prepared for the project. The Mitigation Monitoring Program is contained in the Mitigated Negative Declaration and identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured. The Commission finds that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation.

Implementation of Strategic Plan Goals

This conditional use approval promotes the County's Strategic Plan goal to promote business and economic development. The development would provide a recreational opportunity in the area and offer accommodation to visitors.

This conditional use permit promotes the County's Strategic Plan goal of Service Excellence. The project components conditional use permit were carefully researched and analyzed to ensure that quality information regarding the subject property is available.

FISCAL IMPACT/FINANCING

Implementation of the proposed conditional use permit should not result in any new significant costs to the County or to the Department of Regional Planning; no request for financing is being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Regional Planning Commission conducted a public hearing on Conditional Use Permit Case No. 02-311-(5) on February 4, 2004. The conditional use permit request was to allow the continued operation of an existing golf course with recreational amenities, and the development of a Recreational Vehicle Park that would include 498 Recreational Vehicle spaces, a general store, Recreational Vehicle storage, a picnic area, an artificial pond, restroom/shower facilities, recreational facilities and water wells to service the Recreational Vehicle Park. The proposal also authorizes the sale of a full line of alcoholic beverages for the existing restaurant, café and the proposed general store. The Regional Planning Commission voted to approve the requested conditional use permit at their May 26, 2004 meeting. A public hearing is required pursuant to Section 22.60.240 of the County Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures

exceed the minimum standards of California Government Code Sections 6061, 65090 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

This Regional Planning Commission has determined that a Mitigated Negative Declaration is the appropriate environmental documentation for this project under California Environmental Quality Act (CEQA) reporting requirements. An Initial Study was prepared for this project in compliance with environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed that conditions or changes in the project are necessary in order to assure there is no substantial evidence that the project may have a significant effect on the environment.

IMPACT ON CURRENT SERVICES

The proposed recreational vehicle park and the continued operation of the golf course could provide a needed recreational opportunity in the surrounding area. Action on the conditional use permit is not anticipated to have a negative impact on current services.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Russell J. Fricano, Ph.D., AICP
Zoning Permits I

Attachments: Final Letter, Findings, Conditions, Staff Analysis, Factual

C: Chief Administrative Officer
County Counsel
Assessor
Director, Department of Public Works

RJF:SZD

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

May 26, 2004

LAKE ELIZABETH PROP. LLC
42505 RANCH CLUB ROAD
LAKE ELIZABETH , CALIFORNIA 93532
ATTN: BRETT ROBINSON

RE: CONDITIONAL USE PERMIT CASE NO. 02-311-(5)

Dear Applicant:

PLEASE NOTE: This document contains the Planning Commission's findings and order and conditions relating to **APPROVAL** of the above referenced case. **CAREFULLY REVIEW EACH CONDITION.**

Condition 3 requires that the permittee must file an affidavit accepting the conditions before this grant becomes effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Regional Planning Commission's decision to the Board of Supervisors through the office of Violet Varona-Lukens, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California, 90012. Contact the Executive Office for the necessary forms and the amount of the appeal fee at (213) 974-1426. The appeal must be postmarked or delivered in person within fifteen days after this notice is received by the applicant.

If no appeal is made during this fifteen-day period, the Regional Planning Commission action is final. Upon completion of the fifteen-day period, the applicant can submit to the Department of Regional Planning staff the acceptance affidavit and any fees, deposits, plans or other materials required by the permit conditions. At the end of the appeal period, please notarize the attached acceptance form and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. It is advisable that you **make an appointment** with the case planner to assure that processing will be completed expeditiously. If you have any questions regarding this matter, please contact the Zoning Permits Section at (213) 974-6443.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

Russell J. Fricano, Ph.D., AICP
Supervising Regional Planner
Zoning Permits Section I

RJF:SD
Attachments: Findings and Conditions
Affidavit

- c: Board of Supervisors, 5th District Antelope Valley Field Office, Department of Public Works (Building and Safety), Department of Public Works (Subdivision Mapping), Zoning Enforcement, Leona Valley Town Council, Paulette Canavaras, Korynn Kohler, Frank and Jill Vasquez, Peggy Moore and Tom Jeffrey.

CONDITIONAL USE PERMIT NO. 02-311-(5)
FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES

REGIONAL PLANNING COMMISSION HEARING DATE: February 4, 2004

SYNOPSIS:

The applicant is requesting the continued operation of an existing golf course with recreational amenities, and the development of a Recreational Vehicle (RV) Park that would include 498 Recreational Vehicle spaces, a general store, Recreational Vehicle storage, a picnic area, an artificial pond, restroom/shower facilities, recreational facilities and water wells to service the Recreational Vehicle Park. The proposal also authorizes the sale of a full line of alcoholic beverages for the existing restaurant, café and the proposed general store. The site is zoned R-R (Resort and Recreation), R-1-7,500 (Single-Family Residence, 7,500 square feet required area), R-R-7,500 (Resort and Recreation, 7,500 square feet required area), A-1-1 (Light Agricultural-one acre required area) and A-2-1 (Heavy Agricultural-one acre required area). The subject site is located at 42505 Ranch Club Road, southerly of Elizabeth Lake Road, at the terminus of Ranch Club Road and Kiptree Drive, in the Bouquet Canyon Zoned District.

PROCEEDINGS BEFORE THE COMMISSION:

February 4, 2004 Public Hearing

A duly noticed public hearing was held before the Regional Planning Commission. Commissioners Bellamy, Rew, Helsley and Modugno were present. The Regional Planning Commission received written comments in favor of and in opposition to the proposal from local residents. The Commission also received testimony from the Lakes Community Center Association, the Lakes Town Council and the Leona Valley Town Council. The applicant, Mr. Brett Robinson and his representatives, testified in favor of the project. The main concerns expressed by the opposition included impacts to the existing roadway, water and air quality impacts, and compatibility with adjacent development. Mr. Robinson requested the Commission consider the following changes to the recommended conditions:

- Extend the term of grant for the RV Park beyond ten years.
- Extend the occupancy period of the RV Park beyond 14 consecutive days.

The Commission discussed various issues presented at the public hearing and determined that the proposed development is consistent with applicable provisions and criteria of the Los Angeles Countywide General Plan, the Antelope Valley Areawide General Plan and the Zoning Ordinance. The Commission directed the applicant to provide a buffer zone adjacent to the National Forest, to demonstrate to the satisfaction of the Health Department that sufficient water is available to serve the project, limit the sale of alcoholic beverages at the café for club patrons only, restrict the occupancy period of the RV Park, and offer local residents the usage of the recreational facilities

within the RV Park through membership. The Commission extended the term of the permit to 30 years, and increased the occupancy period from 15 days to 21 days during off-season, with each stay period separated by a seven-day interval.

There being no further testimony, the Regional Planning Commission closed the public hearing, indicated its intent to approve the permit, and directed staff to prepare the final environmental documentation and findings and conditions for approval with modifications as discussed.

Findings

1. The applicant is requesting a Conditional Use Permit to allow the continued operation of an existing golf course and recreational amenity and the development of a Recreational Vehicle Park that would include 498 Recreational Vehicle spaces, a general store, Recreational Vehicle storage, a picnic area, an artificial pond, restroom/shower facilities, recreational facilities and water wells to service the Recreational Vehicle Park. The proposal also authorizes the sale of alcohol for the existing restaurant, café and the proposed general store.
2. The 409.7-acre, irregularly-shaped site is located at 42505 Ranch Club Road, southerly of Elizabeth Lake Road, at the terminus of Ranch Club Road, in the Bouquet Canyon Zoned District.
3. Zoning on the subject property is zoned R-R, R-1-7,500, R-R-7,500, A-1-1 and A-2-1. The proposed Recreational Vehicle Park is located within the southerly portion of the subject site, which is zoned A-2-1 and R-R-7,500. The existing golf course is located within the northerly portion of the subject site, which is zoned A-1-1, R-1-7,500 and R-R.
4. Pursuant to Sections 22.24.100, 22.24.150 and 22.40.220 of the County Code, a Recreational Trailer Park and a golf course are permitted in the A-1, A-2, R-1 and R-R (Resort Recreation) Zones, provided a conditional use permit has been obtained, and subject to Part 6 of Chapter 22.52 and Part 1 of Chapter 22.56 of the County Code.
5. The surrounding properties are zoned as follows:

North: A-1-1 (Light Agricultural – one acre required area) and R-1-7,500
East: A-1-1, R-1-7,500 and C-3 (Unlimited Commercial)
South: Angeles National Forest
West: R-1-7,500, C-1 (Restricted Business), A-2-1 (Heavy Agricultural – one acre required area) and Angeles National Forest
6. The subject property is currently developed with an 18-hole golf course, with appurtenant clubhouse, pro shop, restaurant, swimming pool with pool house, offices, maintenance sheds, ball field, café, four water wells owned by the

permittee, and one water well with three water tanks owned by the Elizabeth Lake Mutual Water Company. The restaurant and café currently serve a full line of alcoholic beverages for on-site consumption. The project will improve the existing facilities.

7. Surrounding land uses consist of the following uses:

North: Vacant properties and single-family residences.
East: Vacant properties and single-family residences.
South: Vacant properties.
West: Vacant properties (Lake Elizabeth) and single-family residences

8. The subject property is depicted within the Non-Urban 2 (N-2) on the Antelope Valley Areawide General Plan Land Use Map. This designation permits a maximum residential density of one dwelling unit per acre. Subject to compliance with the General Conditions for Development specified by the Antelope Valley Areawide General Plan, non-residential uses that are permitted in the Non-Urban designation include: private and commercial recreational uses and specialized activities such as nature study centers, scientific research and educational camps, lodges and retreats, and visitor accommodations, services and facilities when designed in a manner compatible with and sensitive to surrounding scenic and natural resources.
9. The project is consistent with the Non-Urban 2 designation of the Antelope Valley Areawide Plan. The project is a commercial recreational land use, which will operate in conjunction with an existing public golf course in the Community of Lake Elizabeth. The proposed use will not conflict with established community land use and circulation patterns. The subject site is located within an established community and the necessary public services and infrastructure are readily available. Elizabeth Lake Road is an improved designated County Major Highway. The subject site is located in proximity to developed properties, and would not create a demand for public investment in urban services and facilities, and would not cause significant adverse environmental impacts. Recreational Vehicles are permitted on-site on a temporary basis and are not construed as permanent residences.
10. The site plan submitted by the applicant depicts 498 RV spaces, with a 12,000 sq.ft. maintenance area, an RV-storage area, 2,000 sq.ft boathouse, 2,000 sq.ft. general store, 4,000 sq.ft community room, four 1,000 sq.ft. restroom and shower facilities, and an additional swimming pool with a 2,500 sq.ft. pool house. The proposed RV Park also includes a boating lake with a trout pond and additional areas for various recreational activities (i.e., volleyball, basketball, horseshoes, lawn bowling, badminton and a children's play area). The proposed Recreational Vehicle Park will encompass 41.5 acres of the site. The site plan also depicts facilities existing on the subject site, including an 18-hole golf course with

appurtenant 4,500 square feet clubhouse and pro shop, 2,000 square feet of office space, and a swimming pool with a 2,500-square foot pool house.

11. The proposed uses comply with all applicable development standards of the R-R, R-1-7,500, A-1-1 and A-2-1 zones as provided in Sections 22.24.100, 22.24.150 and 22.40.220 of the Los Angeles County Code and subject to the requirements of Section 22.52.530, as follows:
 - A. Area: The recreational trailer Park shall have, as a condition of use, an area of not less than five acres. The applicant is proposing to develop an RV Park on approximately 41.5 acres (excluding recreational facilities and other accessory uses) of the 409.7-acre subject property.
 - B. Density: The density of the recreational trailer Park shall not exceed 30 lots per acre. The applicant proposes to develop the 498 RV spaces on approximately 41.5 acres of the subject property; this corresponds to a density of 12 lots per acre.
 - C. Minimum Lot Size: No Recreational Vehicle lot shall have an average area of less than 1,000 square feet. The minimum lot size for RV Park spaces is proposed at dimensions of 25 feet by 60 feet, or 1,500 sq.ft.,
 - D. Signs: Signs permitted in Part 10 of Chapter 22.52; provided, however, that in lieu of the business signs provided in such Part 10, one freestanding or roof business sign not exceeding 20 square feet in sign area or 40 square feet in total sign area shall be permitted at a location approved by the Commission. Two signs are proposed: one at the Golf/RV Park entrance and another sign at the RV check entry area. Total signage is proposed at less than 40 square feet, and complies with the sign requirement.
 - E. Duration of Occupancy: Occupancy by any one occupant and party shall be limited to 90 consecutive days within any six-month period. The applicant proposes that the duration of stay by any one occupant or party be limited to no more than 14 consecutive days during the peak season, and no more than 21 days during the off-season (November to February); each occupancy period shall be separated by a seven-day intermission.
 - F. Prohibitions.
 - i No permanent residency shall be permitted within the recreational trailer Park except for a caretaker, manager or employees responsible for maintaining and/or operating the property, as permitted by the zone and authorized by the Commission as part of the conditional use permit approval.

A caretaker/manager will be employed as part of this conditional use permit approval. The caretaker/manager would also be housed in a

Recreational Vehicle or similar mobile housing.

- ii A recreational trailer Park shall have no dwelling units except that of a caretaker, manager or employees responsible for maintaining and/or operating the property, as permitted by the zone and authorized by the Commission as a part of the conditional use permit approval.

The applicant is not proposing any dwelling unit with the exception of the caretaker's unit, should a mobilehome be used for this purpose.

- iii Facilities within the recreational trailer Park shall be used only by the occupants of the park except where otherwise authorized by the Commission as part of the conditional use permit approval. The applicant is proposing that the park be used only by the owners/operators and occupants of the park.

According to the applicant, the RV Park will be available only to members of an RV club or affiliated nationwide clubs. The recreational facilities within the RV Park are also available through day-use type of membership program.

- iv. Recreational vehicle lots shall not be used for any commercial activity by the occupants.

This restriction is incorporated into the conditions of approval.

- v. There shall be no principal commercial uses within the recreational trailer Park except as permitted by the zone and authorized by the Commission as part of the conditional use permit approval. This provision does not prohibit accessory uses where authorized by the Commission as part of said conditional use permit approval, including, but not limited to, areas for the storage of unoccupied Recreational Vehicles.

As part of this conditional use permit the applicant is requesting additional accessory uses including RV storage, a proposed general store, boathouse, restroom and shower facilities and existing and proposed recreational amenities (i.e., pool house and pool, tennis courts, basketball courts, badminton, horseshoes, volleyball, lawn bowling, kid's play area, boating lake and trout pond).

- G. Other Regulations. Approval of a conditional use permit for a recreational trailer Park shall not relieve the applicant and his successors in interest from complying with all other applicable statutes, ordinances, rules and regulations. The applicant will be required to comply with all applicable statutes, ordinances, rules and regulations as conditions of approval of this grant.

12. Pursuant to Section 22.521220, the applicant shall provide one (1) standard automobile parking space for every three (3) RV spaces provided to accommodate visitors or a second vehicle owned by the park guest. The 498-space RV parking will require 166 spaces.
13. Pursuant to County Code Section 22.56.195, an application for the sale of alcoholic beverages is evaluated based upon the following criteria: the concentration of establishments selling alcoholic beverages within 500 feet of the subject property; the number of sensitive uses within 600 feet of the subject property; whether the property is sufficiently buffered; and whether the use will not pose adverse impacts to the welfare or condition of the surrounding community.
14. The subject site is not located in a high crime area or an area that contains an undue concentration of alcohol licenses. During review of the project, the Los Angeles County Sheriff's Department did not express opposition to the request to sell a full line of alcoholic beverages for off-site consumption in the Recreational Vehicle Park with concurrent on-site consumption at the golf course.
15. During review of the project, the local office of the Alcoholic Beverage Commission confirmed that the subject site is not located within an area where there is an over-concentration of alcoholic beverage licenses and a higher than average crime rate as defined in Rule 61.3, Chapter I, Title 4, of the California Administrative Code.
16. The Elizabeth Lake Park and golf course are within 600 feet of the subject property; however, the golf course is associated with the proposed Recreational Vehicle Park. The site is sufficiently buffered from the surrounding residential area by hillsides. The nearest residences are located more than 1,000 feet from the proposed general store and the existing clubhouse and snack shop. There are no places used exclusively for religious worship, school, playground or any similar use within a 600-foot radius of the subject property. The applicant will also employ caretakers and provide on-site security.
17. An Initial Study was prepared for this project and circulated for public review in compliance with the California Environmental Quality Act ("CEQA" California Public Resources Code Section 21000 et seq.), the State CEQA Guidelines, and the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study identified potentially significant effects of the project including drainage and grading, fire, noise, water quality, archaeology, biota, traffic and utilities. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project which would avoid or mitigate the effects to a point where clearly no significant effects would occur. There is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, the Department of Regional Planning has prepared a Mitigated Negative Declaration for this project.

18. An archaeological and historical survey of project site was conducted in May of 2003 and a prior archaeological report was prepared for the project site in 1988. The reports concluded that no cultural resources, either prehistoric or historical, are known to exist on the subject property. In order to protect any potentially important cultural resources, the permittee will be required, as a condition of approval of this grant, to cease all work should any potentially cultural resources be encountered in the course of construction until a qualified archaeologist is consulted to identify and evaluate the importance of the find, conduct any appropriate assessment and implement any necessary mitigative measures recommended by the archaeologist and approved by the Department of Regional Planning.
19. Changes in the proposed project or conditions of approval are necessary in order to ensure that the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program prepared for the project. The Mitigation Monitoring Program is contained in the Mitigated Negative Declaration and identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured. The Commission finds that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation.
20. Hearing notices were mailed to 459 property owners and residents within a 500-foot radius of the subject property on December 31, 2003. Case materials and the environmental document were mailed to Quartz Hill County Library on December 31, 2003. Advertisements were published in La Opinion and The Antelope Valley Press on December 31, 2003. According to the applicant, public hearing notices were posted at the project site January 5, 2003.
21. The applicant met several times with the Lakes Town Council and the Lakes Community Center to discuss the project. These community groups submitted letters of support for the project. Eleven letters expressing support of the development were received from a local business owner and sixteen local residents. During the public hearing, the President of the Lakes Town Council testified in support of the project and approximately thirty area residents appeared in support of the project.
22. Comments were received from the Castaic Area Town Council and eight letters from local residents and a petition signed by thirty-three persons opposing the development. The opposition expressed concern regarding the project's impacts to local roads, water and air quality, property value and security.
23. The proposed Recreational Vehicle Park is consistent with the existing use of the golf course.

24. The Recreational Vehicle Park is consistent with the Antelope Valley Area Plan and all applicable zoning requirements.
25. The proposal provides a needed recreational opportunity in the Antelope Valley.
26. Conditional of approval will ensure that potential impacts of the project are adequately addressed.
27. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted general plan for the area;
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the Los Angeles County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private facilities as are required;
- E. That the request use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600 foot radius.
- F. That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area;

- G. That the requested use at the proposed location will not result in an undue concentration of similar premises, or that the public convenience or necessity for the proposed facility selling alcoholic beverages for off-site consumption outweighs the fact that it is located within 500 feet of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than 5 percent of the total shelf space in the establishment.
- H. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community; and
- I. That the exterior appearance of the structure will not be inconsistent with the appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings for a conditional use permit as set forth in Sections 22.56.090 and 22.52.530 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

- 1. The Regional Planning Commission has considered the Mitigated Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and the Mitigation Monitoring Program for the project.
- 2. The Mitigation Monitoring Program for the project is approved and adopted and, pursuant to Section 21081.6 of the Public Resources Code, the Commission finds that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation.
- 3. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 02-311-(5) is APPROVED subject to the attached conditions.

VOTE 5-0

Concurring: Bellamy, Rew, Valadez, Helsely, Modugno

Dissenting:

Abstaining:

Absent:

Action Date: May 26, 2004

Conditions of Approval

1. This grant authorizes the use of the subject property for the establishment, operation and maintenance of a 498-space Recreational Vehicle (RV) Park and associated accessory uses, including a caretaker's unit; the continued operation of an existing 18-hole golf course with appurtenant facilities; the sale of alcoholic beverages for off-site consumption in the general store and the continued sale of alcoholic beverages for on-site consumption at the café and restaurant as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10, 11 and 12.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of **\$5,000**, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

6. This grant shall expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing with the applicable fee six months before the expiration date.
7. If any material provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
9. This grant shall terminate on **April 28, 2034**. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the termination date of this grant, whether or not any modification of the use is requested at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$4,500.00**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with

the site plan on file. The fund provides for **thirty (30) annual inspections**. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

11. Within five (5) days of the approval date of this grant, the permittee shall remit processing fees (**currently \$1,275.00**) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code.
12. Within 30 days of the approval date of this grant, the permittee shall deposit the sum of **\$3,000.00** with the Department of Regional Planning to defray the cost of reviewing the required mitigation monitoring reports and verifying compliance with the Mitigation Monitoring Program.
13. The conditions and/or changes in the project, set forth in the Mitigated Negative Declaration as necessary in order to assure that the proposed project will not have a significant effect on the environment, are incorporated herein by this reference and made conditions of approval of this grant. The permittee shall comply with all such conditions/changes in accordance with the attached Mitigation Monitoring Program. As a means of ensuring the effectiveness of such conditions and/or changes to the project, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval as frequently as may be required by the department. The reports shall describe the status of the permittee's compliance with the required project conditions/changes.
14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
15. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any

necessary facilities shall be provided to the satisfaction of and within the time periods established by said bureau.

16. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
17. The subject property shall be developed and maintained in compliance with the requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department. The permittee shall also demonstrate to the satisfaction of said department that adequate water facilities exist for the project, including water facilities provided by the Elizabeth Lake Mutual Water Company and by private wells prior to the occupancy of the RV Park.
18. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.
19. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event such extraneous marking occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such marking shall be of a color that matched, as closely as possible, the color of the adjacent surfaces.
20. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval, three copies of revised plans, similar to Exhibit "A" as presented at the public hearing, that depicts the required project changes including the required 166 Parking spaces (161 standard and 5 handicapped). The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
21. Within sixty (60) days of the approval date, the permittee shall submit to the Director for review and approval three copies of a landscape plan, which may be incorporated into the Exhibit "A" described above in Condition No. 20. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The permittee shall maintain all landscaping in a neat, clean and healthy condition, including proper pruning, weeding, litter removal, fertilizing and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation,

for irrigation of all landscaped areas except where there is turf or other ground cover.

22. Within sixty (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of a signage program, which may be incorporated into the Exhibit "A" described above, developed in conformance with the requirements of Part 11 of Section 22.52 of the County Code.
23. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high winds (i.e. greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
24. Project construction activity, including engine warm-up, shall be limited to those hours between 7:00 a.m. and 6:00 p.m. Monday through Friday and 8:00 a.m. and 5:00 p.m. Saturday. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby offices and residences. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences. Parking of construction worker vehicles shall be on site and restricted to areas buffered from residences located to the north and east of the subject property.
25. The applicant shall cease all work should any potentially important cultural resources be encountered in the course of grading or construction until a qualified archaeologist is consulted to identify and evaluate the importance of the find, conduct any appropriate assessment, and implement mitigative measures, if necessary. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Department of Regional Planning.
26. The required Parking spaces shall be continuously available for vehicular Parking only and shall not be used for storage, automobile or truck repair or any other unauthorized uses.
27. Outside storage of materials, including inoperable vehicles, is prohibited on the property. Storage of unoccupied operable RVs within designated areas within the subject property may be permitted as an appurtenant use of the RV Park subject to the approval of the Director of Planning. The designated storage area shall be appropriately enclosed with a fence not less than six feet in height.
28. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works letter dated January 29, 2004, except as otherwise required by said Department.

29. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Fire Department letter dated July 18, 2003, except as otherwise required by said Department.
30. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department Health Services letter dated September 30, 2003, except as otherwise required by said Department.
31. The permittee shall maintain a current contact name, address, and phone number with the Los Angeles County Sheriff and the Department of Regional Planning at all times. Said contact name shall also be distributed to residences within a 1,000 feet radius of the site and shall be posted on a sign by the caretaker's trailer or unit.
32. The permittee has provided residents of the Elizabeth Lake and Lake Hughes communities with a limited membership to the RV Park at no upfront cost (with annual dues to be paid to cover the proportionate maintenance cost of the recreational amenities), which will allow local residents with day use memberships access to the recreational amenities of the RV Park. The day use membership will not grant its holder access to the general store, if the day use member is not also utilizing one of the Park's recreational amenities at the same time.
33. The establishment of the RV Park with an accessory general store and appurtenant facilities shall be further subject to all of the following restrictions:
 - a. The permittee shall maintain the subject property in a neat and orderly fashion, free of litter and debris;
 - b. The RV Park shall have an area of not less than 41.5 acres;
 - c. No RV lot shall have an area of less than 1,000 square feet;
 - d. The duration of stay by any one occupant or party shall be limited to no more than four (4) occupancy periods of 14 consecutive days during the peak season (from March to October). During the months of November through February, the duration of stay shall not be more than four (4) occupancy periods of 21 consecutive days. Each occupancy period shall have an intermission period of not less than seven (7) days, the occupant or party including any associated motor vehicles, must vacate the subject property during the intermission period;
 - e. The permittee shall employ a licensed security patrol service, charged with the responsibility to prevent violations of law, to enforce compliance with the conditions of this grant, and to notify the County Sheriff of any violations of law observed on or in the vicinity of the subject premises. Security guards required by this condition shall be uniformed in a manner

so as to be readily identifiable as a security guard as required by applicable provisions of state or local law;

- f. The permittee shall construct road improvements over portion of Kiptree Drive between Beaverbrook Drive and Dogwood Road prior to the completion of Phase I or the 149th space of the RV Park to the satisfaction of the Department of Public Works and Department of Regional Planning. The extension of Kiptree Drive may be gated to the satisfaction of the Fire Department;
- g. Prior to the commencement of grading or construction activities of Phase II or the 150th space of the RV Park, the permittee shall submit records or appropriate documentation for the record of this conditional use permit to ensure conformance with the conditions of approval mitigation measures set forth in the approved Mitigated Negative Declaration to the satisfaction of the Director of Planning;
- h. The RV Park shall be subject to a review by the Director of Planning for permit compliance and compatibility with the surrounding area after completion of the first phase of construction, and again within 10 years of the effective date of this grant. If problems are identified, the Director shall refer a recommendation for the termination or modification of conditions of the RV Park, requiring a public hearing before the Regional Planning Commission as prescribed in Condition Nos. 10 and 14;
- i. No permanent residence shall be permitted within the RV Park except for caretakers, managers or employees responsible for maintaining and/or operating the property;
- j. Facilities within the RV Park shall be used only by the occupants of the Park and holders of day use memberships as described in Condition No. 31;
- k. RV lots shall not be used for any commercial activity by the occupants;
- l. There shall be no principal commercial uses within the RV Park with the exception of the general store. This provision does not prohibit accessory uses where authorized as part of this conditional use permit approval, including, but not limited to, areas for the storage of unoccupied RVs;
- m. The permittee shall provide one (1) standard automobile Parking space for every three (3) RV spaces provided to accommodate visitors or a second vehicle owned by the Park guest. Where the cars are allowed to Park on one-side of the interior roadways, the minimum width of the interior roadway is 34 feet; when Parking is allowed on both sides of the interior roadways, the minimum width of the interior roadway is 36 feet. The Parking shall be noted on the Exhibit "A";

- n. A minimum of 166 on-site Parking spaces shall be provided and continuously maintained, including five (5) spaces reserved for persons with disabilities, one (1) of which shall be van-accessible;
 - o. The height of the buildings shall not exceed 26'0" above finished grade;
 - p. The permittee shall be required to inform users of the RV Park that Parking of RVs and any other vehicle is prohibited in the nearby residential areas;
 - q. No structure, RV space or vehicle shall be located within 200 feet of Angeles National Forest land. Areas within the 200-foot buffer zone shall remain undeveloped except for grading and drainage activities or improvements that are necessary to accommodate the development;
 - r. The permittee shall include in all marketing material directions to the project site from Elizabeth Lake Road via SR-14. The permittee shall expressly discourage access to the project site via San Francisquito Road.
 - s. The permittee shall comply with the Mitigation Monitoring Program as approved by the Department of Regional Planning;
 - t. The permittee shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times.
34. This grant allows the development and the operation of an 18-hole golf course on the subject property subject to the following conditions:
- a. Three copies of a signage plan, depicting the location, size, and type of all signs, shall be submitted to and approved by the Director of Planning within sixty (60) days of approval date of this grant;
 - b. Golf course facility trash areas shall be screened and secured and utilize covered receptacles. Public areas shall be monitored for loose trash and debris and shall be cleaned and maintained daily;
 - d. All golf course buildings, structures, paved Parking, walkways and steps shall be maintained in good repair. Walkways and steps shall be free of cracks and heaves large enough to create a safety hazard. Buildings and structures shall be free of holes and breaks in the covering material;
 - e. Walkways and Parking areas shall be well lighted from dusk until 30 minutes after the close of business for the day. Security lighting equipped with motion sensors is permitted from dusk till dawn. Security lighting shall be limited to the minimum necessary to illuminate key access routes to the clubhouse and Parking lot areas. Security lighting shall be shielded so as to not spill outside the immediate area or into adjacent on-site residential areas. A copy of a security lighting plan shall be submitted to

the Director of Planning for approval within sixty (60) days of the approval date of this grant;

- f. There shall be no self-illuminating advertising signage or any other type of advertisements located in the Parking lot, clubhouse or any of the wall or fences enclosing the subject property;
- g. Night lighting of the golf course is prohibited;
- h. Within sixty (60) days of approval date of this grant, a Golf Course Management Plan shall be prepared that includes an irrigation plan, water usage plan, and chemical management plan;
- i. The golf course irrigation plan and equipment shall reflect the most current water conservation technology, including but not limited to: automatic controllers with weather station technology and multiple daily run-time; head-to-head sprinkler layout to increase distribution uniformity; matched precipitation rate nozzles to increase distribution uniformity; low flow and low precipitation rate nozzles to decrease the probability of surface runoff; separate irrigation stations according to sun exposures and tops and bottoms of slopes be valved separately;
- j. Golf course irrigation requirements shall be met primarily by non-domestic or reclaimed water sources. The Permittee shall provide evidence to the Director of Planning that appropriate non-domestic water systems are in place prior to occupancy of the RV Park;
- k. The proposed reclaimed water system shall be maintained to comply with Section 60313 of Title 22 of the California Government Code that addresses the water quality requirements of reclaimed water used for landscape irrigation;
- l. For the Golf Course, recycle all appropriate yard wastes through any or all of the following techniques: chipping, worm bins (vermicomposting system) to process yard wastes into a useful soil amendment, hot, slow or closed-air composting, mulching, and/or grass recycling (re-use of grass clippings as mulch, in compost mixers, etc.);
- m. The local sponsoring organization for a golf tournament/event shall be responsible for coordinating on-site recycling of glass, metals, paper, plastic, and cardboard during tournament events. The local sponsoring organization shall be responsible for providing on-site, labeled recycling bins and coordinating pick-up of the recyclables after each tournament event;
- n. The golf course hours of operation shall be from 6:00 a.m. to dusk seven days a week.

35. This grant also allows for the sale of alcoholic beverages on the premises of the golf course clubhouse restaurant and the café located near the ball field as depicted on the Exhibit "A" for on-site consumption; and at the RV Park general store for off-site consumption only, subject to the following conditions:
- a. The sale of alcoholic beverages at the clubhouse restaurant shall be permitted between the hours of 6:00 a.m. to 11:00 p.m. Sunday through Thursday and 6:00 a.m. to midnight Fridays and Saturdays and/or subject to the limitations of the State ABC License;
 - b. The sale of alcoholic beverages at the café shall be permitted between the hours of 6:00 a.m. to 11:00 p.m. Sunday through Thursday and 10:00 a.m. to midnight Fridays and Saturdays and/or subject to the limitations of the State ABC License;
 - c. The sale of alcoholic beverages at the general store shall be permitted between the hours of 9:00 a.m. to 10:00 p.m. Sunday through Thursday and 10:00 a.m. to 11:00 p.m. Fridays and Saturdays and/or subject to the limitations of the State ABC License;
 - d. During little league games at the ball field depicted on the Exhibit "A," the sale of alcoholic beverages at the café shall be only permitted to patrons for food services and users of the golf course only. Alcoholic beverage shall not be sold to attendees of the games;
 - e. The time for the sale of alcohol is subject to the limitations of the State ABC License, but in no case shall alcoholic beverages be sold unless the restaurant, café and general store are open for business or the golf course is holding a special event or golf tournament;
 - f. The sale of alcohol for off-site consumption is only permitted at the RV Park general store;
 - g. The permittee shall not advertise the sale of beer or wine on the exterior walls or windows of the restaurant;
 - h. The clubhouse restaurant and the café located near the ball field depicted on Exhibit "A" shall be limited to the hours of 6:00 a.m. to 11:00 p.m. Sunday through Thursday and 6:00 a.m. to midnight Fridays and Saturdays.

Attachments:

Department of Public Works letter dated January 29, 2004

Fire Department letter dated July 18, 2003

Department of Health Services letter dated September 30, 2003

Project Changes/Conditions and Mitigation Monitoring Program dated September 25, 2003

5-20-04

RJF:SD

STAFF ANALYSIS

CONDITIONAL USE PERMIT CASE NO. 02-311-(5)

OVERVIEW OF PROPOSED PROJECT

The applicant, Lake Elizabeth Properties LLC, is requesting a Conditional Use Permit to authorize the continued operation of an existing golf course with appurtenant facilities (including a caretaker's unit) , and the development, operation and maintenance of a 498-space Recreational Vehicle (RV) Park with accessory uses and structures on a 409.7-acre property. The proposed recreational vehicle park would operate in conjunction with the existing golf course and associated facilities.

The subject property is currently developed with an 18-hole golf course, with appurtenant clubhouse, pro shop, restaurant, swimming pool with pool house, offices, maintenance sheds, and water well with three water tanks; the water tanks are under the ownership of the Lake Elizabeth Mutual Water Company. Other development on the property includes a ball field and snack shop. The restaurant, club house and snack shop currently serve a full line of alcoholic beverages for on-site consumption; under this request the sale of alcoholic beverages would continue at these facilities.

The proposed RV Park development consists of a general store, lake, fishing pond, pool (with a pool house), various recreational, restroom and shower facilities. The proposed project would include the development of 498 RV spaces, a 12,000 square-foot (sq.ft.) maintenance area, an RV-storage area, a 2,000 sq.ft. boathouse, a 2,000 sq.ft. general store, 4,000 sq.ft. community room, four 1,000 sq.ft. restroom and shower facilities, and an additional swimming pool with a 2,500 sq.ft. pool house; The existing swimming pool (associated with the golf course) will be demolished and rebuilt to the same specifications as the one for the RV Park. With exception to the swimming pool, no existing structure will be demolished, and some structures will be renovated in connection with the project. The sale of a full line of alcoholic beverages for off-site consumption is proposed in the general store.

The RV Park is proposed to be constructed in two (2) phases. Phase I would entail the development of 140 RV spaces and associated recreational amenities. Phase II would include construction of the remaining RV spaces and additional recreational amenities. The RV Park would operate year-round; permanent residents would be limited to the operators/caretakers. According to the applicant, the use of the park and its facilities will be limited to members of the RV Camp club and affiliated nationwide membership programs.

DESCRIPTION OF SUBJECT PROPERTY

LOCATION

The subject property is located at 42505 Ranch Club Road, southerly of Elizabeth Lake Road, at the terminus of Ranch Club Road, in the Bouquet Canyon Zoned District.

Access to the subject property will be from Ranch Club Road via Elizabeth Lake Road to the north. Elizabeth Lake Road is a designated Major Highway. The park will be served by a driveway system accessing Ranch Club Road. Regional access is proposed via SR-14, San Francisquito Canyon Road, and Lake Hughes Road.

PHYSICAL FEATURES

The irregular shaped subject property is approximately 409.7 acres in size with level and hilly terrain. The existing golf course, bisected by Ranch Club Road and Kiptree Drive, is located within the northerly portion of the property. The southerly portion of the subject property is within a canyon comprised of disturbed grass land and natural hillside. The applicant is proposing to locate the RV Park at the southerly half of the subject property. The terrain of the canyon floor that would be utilized for the RV Park covers approximately 32 acres. An additional 6.5-acre area of moderately sloping terrain (10% to 17% grades) east of the canyon floor would also be developed for the proposed park.

ENTITLEMENT REQUESTED

The applicant has requested a conditional use permit to authorize the establishment, operation and maintenance of an RV Park and associated accessory uses, and to authorize the continued operation of an existing golf course with appurtenant facilities. The conditional use permit would also authorize the sale of a full line of alcoholic beverages for off-site consumption in the general store, and the continued sale of alcoholic beverages for on-site consumption at the snack shop, restaurant and clubhouse.

EXISTING ZONING

Subject Property

The subject property is zoned R-R (Resort and Recreation), R-1-7,500 (Single-Family Residence - 7,500 square feet minimum), R-R-7,500 (Resort and Recreation - 7,500 square feet minimum), A-1-1 (Light Agricultural-one acre required area) and A-2-1 (Heavy Agricultural-one acre required area). The proposed RV park is located within the southerly portion of the property zoned A-2-1 and R-R-7,500. The existing golf course is within the northerly portion of the property zoned A-1-1, R-1-7,500 and R-R.

SURROUNDING PROPERTIES

The surrounding properties are zoned:

East:	A-1-1 and R-1-7,500
Northeast:	Elizabeth Lake
North:	A-1-1 and R-1-7,500
West:	R-1-7,500, A-2-1 and Angeles National Forest
South:	Angeles National Forest

EXISTING LAND USES

SUBJECT PROPERTY

The subject site is currently improved with an 18-hole golf course and appurtenant facilities consisted of a snack shop, a ball field, a clubhouse, a pro-shop, a restaurant, several maintenance buildings and a pool with a pool house.

Surrounding land uses consist of:

North: Vacant properties and single-family residences.

South: Vacant properties.

East: Vacant properties and single-family residences.

West: Vacant properties and single-family residences.

SURROUNDING PROPERTIES

Surrounding properties consist of vacant land to the south and west and low density single-family residential to the north and east. The Los Angeles National Forest abuts the subject property to the west and south. Elizabeth Lake is located within the vicinity of the subject property, to the northwest. The nearby Lake Elizabeth community is characterized by large-lot equestrian estates and dispersed housing tracts.

PREVIOUS CASES/ZONING HISTORY

Plot Plan No. 13168: Request for a pro shop and parking lot; approved February 19, 1964.

Conditional Use Permit No. 483: Request for the sale of alcohol in the clubhouse and restaurant; approved August 21, 1974,

Conditional Use Permit No. 87-166: Request for the expansion of an existing 9-hole golf course to 18 holes, with a new 5,000 square foot clubhouse, a 208-space parking lot and appurtenant recreational facilities; approved December 7, 1987

Applications for Conditional Use Permits Nos. 2084 and 88-077, Variance No. 783 and Tentative Parcel Map No. 19528 were filed but subsequently withdrawn.

**ANTELOPE VALLEY AREAWIDE GENERAL PLAN
LAND USE POLICY MAP**

The subject property is classified as Non-Urban 2 (N-2) on the Antelope Valley Areawide General Plan Land Use Map. This designation permits a maximum residential density of one dwelling unit per acre. Subject to compliance with the General Conditions for Development specified by the Antelope Valley Areawide General Plan, non-residential uses that are permitted in the Non-Urban designation include: private and commercial recreational uses and specialized activities such as nature study centers, scientific research and educational camps, lodges and retreats, and visitor accommodations, services and facilities when designed in a manner compatible with and sensitive to surrounding scenic and natural resources.

The General Conditions for development specified by the Antelope Valley Areawide General Plan provide that non-residential uses in Non-Urban areas should be located and designed so as not to conflict with established community land use and circulation patterns; the necessary public services and infrastructure should be readily available;

the proposed use should be located and designed so as to provide an appropriate buffer between potentially disruptive, polluting or hazardous uses and other existing development; the proposed use shall be located and designed so as to minimize scenic, noise and odor impacts on adjacent neighborhoods and other adjacent land uses; and the proposed use shall be located in areas deemed suitable from an ecologic, geologic and topographic standpoint. Further, access, egress and on-site parking should be provided in a manner maximizing safety and convenience and minimizing adverse impacts on surrounding land use patterns.

The proposed RV Park could be found consistent with the Non-Urban 2 designation of the Antelope Valley Areawide Plan. The request is a commercial recreational land use, which will operate in conjunction with an established public golf course that has existed in the community since the 1960s. Accordingly, the proposed use would not conflict with established community land use and circulation patterns. The subject property is located within the Elizabeth Lake community and the necessary public services and infrastructure is readily available. Elizabeth Lake Road is an improved designated County Major Highway. Environmental analysis also considered circulation-related impacts which were not determined significant; the development as currently proposed is adequately designed to avoid impacts and conflicts to existing circulation and land use patterns.

The proposed RV Park is located in a valley at the rear of the 409-acre property. The surrounding hillsides will adequately screen the park from public view. The subject property is also located in a fashion that avoids scenic, biotic and seismic impacts.

A recreational RV Park, as proposed by the applicant and appropriately conditioned, can be found consistent with recreational and visitor facilities specified in Antelope Valley Areawide Plan. The proposal will establish an RV campground facility on land that has been consistently used as a recreational resource, and will operate in conjunction with a golf course that has been part of the community for approximately 40 years. The subject site is located in proximity to developed properties, and would not create a demand for public investment in urban services and facilities, and would not cause significant adverse environmental impacts. The RVs are permitted on-site on a temporary basis and are not construed as permanent residences.

The applicant considers local recreational and natural resources as amenities for RV Park visitors. The project's design and operation would be compatible with these resources. The applicant's request to develop an RV Park and golf course on the subject property would be consistent with the Non-Urban classification of the Antelope Valley Areawide General Plan.

COUNTYWIDE GENERAL PLAN

The subject property is designated as Non-Urban (R) on the Countywide General Plan Land Use Policy Map. Non-Urban areas are further subdivided into the following categories: Rural Communities; Non-Urban Hillsides; Other Non-Urban and Agricultural; Non-Urban Open Space; and Significant Ecological Area/Habitat Management. The

subject property is located in the Lake Hughes/Elizabeth lake Community, which is designated as Rural Communities by the Antelope Valley Areawide Plan (page IV-5).

Rural Communities: Rural Communities are essentially clustered non-urban settlements served by a non-urban level of commercial and public facilities. These communities vary in terms of size and intensity of development, and range in function from rustic bedroom communities, to focal points or activity nodes serving more dispersed non-urban areas.

According to the General Plan, development in Rural Communities should be of an “infill” nature, consistent with existing community character and service levels. The intent of Plan policy is to permit such future development at non-urban, and in some instances, low urban intensities.

There are instances, however, where identified Rural Communities are associated with existing or emerging regional recreational areas. In these cases, provision of visitor accommodations and services may accelerate normal community growth. Such development may be appropriate within the Rural Communities classification, providing that it is compatible with the recreational and natural resource assets of the area, and does not create a demand for public investment in major urban service systems.

Consistency with Rural Communities Designation: The RV Park facility only permits occupancy of a temporary nature, and does not pose a significant permanent impact on local services. The RV Park also provides a recreational opportunity and will operate in conjunction with an existing golf course. The proposal, therefore, can be found consistent with the Rural Communities classification of the Countywide General Plan in this manner.

Staff also acknowledges that the applicant is proposing 498 RV spaces. While not in excess of density standards set in county code (see Consistency with Zoning Standards) staff is of the opinion that mitigation measures as proposed by public agencies, be considered to determine how adequately they address impacts to the rural character of the area. For example, improvements relating to curb and gutters are contrary to rural character. Other potential impacts such as congestion, should also be addressed.

PERTINENT POLICIES

The following policies of the Plan are applicable to the subject property and serve as guidelines for development within the Antelope Valley Areawide General Plan.

- Encourage growth in and adjacent to existing urban, suburban, and rural communities. (P6)
Residential land uses are located approximately 1,000 feet to the north of the subject property. The proposal also corresponds to an existing recreational facility.

- Minimize disruption and degradation of the environment as land use development occurs, integrating land uses so that they are compatible with natural environmental systems. (P19)
The applicant intends to preserve as much natural vegetation as possible and locate the RV spaces in a fashion that does not significantly disturb the existing landscaping.
- Encourage an appropriate mix of land use types to prevent disharmony and degradation. Residential, commercial, employment, recreational and cultural uses should be integrated using appropriate buffering techniques to create a cohesive community. (P26)
Lake Elizabeth and Lake Hughes, located within the vicinity of the property, provide visitor-serving recreational opportunities. The proposed RV Park is a recreational use that would complement those already existing in the area, including the golf course on the subject property.
- Protect known archaeological and historical resources to the extent appropriate. (P137) Require archaeological surface reconnaissance and impact assessment by a qualified archaeologist for any significant development proposed on, or adjacent to, known archaeological sites. (P138) An archaeological/historical survey of the project site was conducted in May of 2003. An archaeological report was also performed in 1988. Neither survey found evidence of significant cultural resources on the subject property.

As a condition of approval of this grant, the applicant will be required to cease all construction activity should any potentially important cultural deposits be encountered; construction can not resume until a qualified archaeologist is consulted to identify and evaluate the importance of the find, conduct any appropriate assessment and implement mitigation measures, if necessary.

SITE PLAN

General Description

The applicant's site plan depicts the entire 409-acre subject property with the subject RV Park and golf course. The proposed RV Park will encompass 41.5 acres of the site.

Proposed RV Park:

The site plan depicts 498 RV spaces, with a 12,000 sq.ft. maintenance area, an RV-storage area, 2,000 sq.ft boathouse, 2,000 sq.ft. general store, 4,000 sq.ft community room, four 1,000 sq.ft. restroom and shower facilities, and an additional swimming pool with a 2,500 sq.ft. pool house. The proposed RV Park also includes a boating lake with a trout pond and additional areas for various recreational activities (i.e., volleyball, basketball, horseshoes, lawn bowling, badminton and a kid's play area).

Existing Facilities:

The site plan depicts an 18-hole golf course with appurtenant 4,500 sq. ft. clubhouse and pro shop, 2,000 sq.ft. of office space, and a swimming pool with a 2,500 sq.ft. pool house. The existing swimming pool (associated with the golf course) will be demolished and rebuilt to the same specifications as the structure for the RV Park.

The site plan depicts other proposed design features and components of the park: (1) all proposed structures shown at an elevation of one-story (26 feet); (2) all parking spaces are indicated at dimensions of 9 feet by 19 feet; (3) all access driveways are depicted at widths of 26 and 32 feet; (4) primary streets are proposed to be paved; and (5) secondary streets are will be unpaved with compacted earth surface.

CONSISTENCY WITH APPLICABLE ZONING STANDARDS

The County Code defines a “Recreational Trailer Park” as any area or tract of land, within an area zoned for recreational use, where one or more lots are rented or leased, or held out for rent or lease to owners or users of recreational vehicles or tents, and which is occupied for temporary purposes. The proposed RV Park is a Recreational Trailer Park as defined by the County Code; these terms can be used interchangeable and have the same meaning in this report.

Pursuant to Sections 22.24.100, 22.24.150 and 22.40.220 of the County Code, a Recreational Trailer Park and a golf course are permitted in the A-1, A-2 and R-R Zones, provided a conditional use permit has been obtained, and subject to Part 6 of Chapter 22.52 and Part 1 of Chapter 22.56 of the County Code. Part 6 of Chapter 22.52 regulates the establishment and operation of Recreational Trailer Parks, and requires the following conditions for all Recreational Trailer Parks (Section 22.52.530):

- H. Area. The recreational trailer park shall have, as a condition of use, an area of not less than five acres.

The applicant is proposing to develop an RV Park on approximately 158 acres of the 409.7-acre subject property. The proposed project is in compliance with the area requirements.

- I. Density. The density of the recreational trailer park shall not exceed 30 lots per acre.

The applicant proposes to develop 498 RV spaces on 158 acres; this corresponds to a density of 3.15 lots per acre. The proposed RV Park is well below the density limit.

- J. Minimum Lot Size. No recreational vehicle lot shall have an average area of less than 1,000 square feet.

The minimum lot size for RV Park spaces is proposed at dimensions of 25 feet by 60 feet, or 1,500 sq.ft., which is 500 sq.ft. greater than the 1,000 sq.ft. minimum lot size. The applicant's site plan is in compliance with the

minimum lot size requirement, and conditions of approval will also require that each space will be at a minimum of 1,000 sq.ft. in area.

- K. Signs. Signs permitted in Part 10 of Chapter 22.52; provided, however, that in lieu of the business signs provided in such Part 10, one freestanding or roof business sign not exceeding 20 square feet in sign area or 40 square feet in total sign area shall be permitted at a location approved by the Commission.

Two signs are proposed: one at the Golf/RV Park entrance and another sign at the RV check entry area. Total signage is proposed at less than 40 square feet, and complies with the sign requirement. No sign elevations have been provided at this time. If the Commission approves this request, the applicant will be required to provide sign elevations.

- L. Duration of Occupancy. Occupancy by any one occupant and party shall be limited to 90 consecutive days within any six-month period.

The applicant proposes that the duration of stay by any one occupant or party be limited to no more than 14 consecutive days during the peak season, and no more than 21 days during the off-season (November to February). If the conditional use permit is approved, staff recommends that the limit of 14 consecutive days, proposed for the peak season, be extended for the entire year according to the recommendation of County Sheriff. The project is in compliance with the duration of occupancy requirement.

M. Prohibitions.

- 1. No permanent residency shall be permitted within the recreational trailer park except for a caretaker, manager or employees responsible for maintaining and/or operating the property, as permitted by the zone and authorized by the Commission as part of the conditional use permit approval.***

The applicant proposes to employ a caretaker and is requesting authorization for such use as part of this conditional use permit approval. The caretaker would also be housed in a recreational vehicle or similar mobile housing.

- 2. A recreational trailer park shall have no dwelling units except that of a caretaker, manager or employees responsible for maintaining and/or operating the property, as permitted by the zone and authorized by the Commission as a part of the conditional use permit approval.***

The applicant is not proposing any dwelling unit with the exception of the caretaker's unit, should a mobilehome be used for this purpose.

- 3. Facilities within the recreational trailer park shall be used only by the occupants of the park except where otherwise authorized by the Commission as part of the conditional use permit approval.***

The applicant is proposing that the park be used only by the owners/operators and occupants of the park. According to the applicant, the RV Park will be available only to members of an RV club or affiliated nationwide clubs.

4. *Recreational vehicle lots shall not be used for any commercial activity by the occupants.*

This restriction is incorporated into the conditions of approval.

5. *There shall be no principal commercial uses within the recreational trailer park except as permitted by the zone and authorized by the Commission as part of the conditional use permit approval. This provision does not prohibit accessory uses where authorized by the Commission as part of said conditional use permit approval, including, but not limited to, areas for the storage of unoccupied recreational vehicles.*

As part of this conditional use permit the applicant is requesting additional accessory uses including RV storage, a proposed general store, boathouse, restroom and shower facilities and existing and proposed recreational amenities (i.e., pool house and pool, tennis courts, basketball courts, badminton, horseshoes, volleyball, lawn bowling, kid's play area, boating lake and trout pond).

N. *Other Regulations. Approval of a conditional use permit for a recreational trailer park shall not relieve the applicant and his successors in interest from complying with all other applicable statutes, ordinances, rules and regulations.*

If the Commission approves this request, the applicant will be required to comply with all applicable statutes, ordinances, rules and regulations as conditions of approval of this grant.

Pursuant to Section 22.24.230 of the County Code, premises in Zone R-R shall be subject to the following development standard.

- ***That there shall be parking facilities as required by Part 11 of Chapter 22.52. Chapter 22.52 does not provide parking requirements for recreational vehicle parks. Section 22.52.1220 of the Code permits the Director to specify parking in an amount that the Director finds adequate to prevent traffic congestion and excessive on-street parking where parking requirements for any use is not specified in the Code. The applicant shall provide one (1) standard automobile parking space for every three (3) RV spaces provided to accommodate visitors or a second vehicle owned by the park guest for the 498-space RV parking will required 166 spaces.***

The project proposes to provide approximately one parking space per each RV space, and will comply with this requirement. No parking is proposed on internal roadways. The current site plan only depicts 48 spaces. If the Commission

approves this request, the applicant will be required to revise the site plan to depict 166 required spaces (161 standard and 5 handicapped). According to Americans with Disabilities Act (ADA) requirements, the applicant is required to provide one van accessible handicapped space.

Pursuant to Sections 22.24.110 and 22.24.170 of the County Code, premises in Zones A-1- and A-2 shall be subject to the following development standards

- ***That single family residential uses shall be subject to all development standards applying to Zone R-1, except as otherwise specified in this Title 22.***

No single family residential uses are proposed.

- ***That premises shall provide the required lot area as specified in Part 2 of Chapter 22.52.***

No lots are being created by the project. The applicant is not proposing to subdivide the 409-acre subject property.

Proposed Operation

Occupancy

The proposed project features 498 RV spaces. The applicant proposes to operate the RV Park year round with a maximum of 14 consecutive days occupancy proposed for the peak season (March-October) and no more than 21 days during the off-season (November to February). The County Sheriff has recommended a maximum stay of 14 consecutive days. If the conditional use permit is approved, staff recommends that the limit of 14 consecutive days be enforced for the entire year, to provide for more consistency in occupancy restrictions and facilitate enforcement of this restriction. Additional requirements such as those limiting the number of persons on-site at any given time could further address congestion.

RV Park Activities

The applicant proposes water-related activities incidental to the RV Park that include an additional swimming pool with pool house, a man-made lake for the purposes of boating, and a pond for trout fishing. Recreational areas provide for other activities including tennis courts, basketball courts, badminton, horseshoes, volleyball, lawn bowling, and a kid's play area. These activities are consistent with and accessory to the proposed use. Conditions of approval will require that the applicant limits these activities only to RV Park occupants.

Sale of Alcoholic Beverages

The applicant proposes to continue the sale of a full line of alcoholic beverages for on-site consumption in the club house and café. The off-site sale of alcoholic beverages is proposed for the General Store. According to Section 22.56.195, application for the sale of alcoholic beverages are evaluated based upon the following criteria: the concentration of establishments selling alcoholic beverages within 500 feet of the

subject property; the number of sensitive uses within 600 feet of the subject property; whether the property is sufficiently buffered; and whether the use will not pose adverse impacts to the welfare or condition of the surrounding community.

Reports from the County Sheriff and State of California Alcoholic Beverage Control were also considered. In a conversation with a Deputy of the Los Angeles Sheriff's Department, no concern was expressed over the request sell a full line of alcoholic beverages for off-site consumption in the RV park with concurrent on-site consumption at the golf course. According to the Deputy, the subject property is neither in a high crime area nor an area that contains an undue concentration of alcohol licenses.

Staff also contacted the Van Nuys District Office of the ABC regarding the subject property. The subject property is not located within an area where there is an over-concentration of alcoholic beverage licenses and a higher than average crime rate as defined in Rule 61.3, Chapter I, Title 4, of the California Administrative Code.

The only sale of alcoholic beverages within the vicinity of the proposed general store is within the clubhouse and café; these sales do not represent an undue concentration. The Lake Elizabeth Park and golf course are within 600 feet of the subject property; however, the golf course is associated with the proposed RV Park. The site is sufficiently buffered from the surrounding residential area by hillsides. The nearest residences are located more than 1,000 feet from the proposed general store and the existing clubhouse and snack shop. There are no places used exclusively for religious worship, school, playground or any similar use within a 600-foot radius of the subject property. The applicant will also provide a caretaker and on-site security.

BURDEN OF PROOF

Conditional Use Permit

In addition to the information required in the application, for conditional use permits the applicant shall substantiate to the satisfaction of the Commission, the following facts:

1. That the requested use at the location proposed will not:
 - A. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - B. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - C. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
2. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
3. That the proposed site is adequately served:

- A. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
- B. By other public or private service facilities as are required.

Applicant's Burden of Proof Responses

Applicant's responses attached (**Attachment A**). The Burden of Proof submitted by the applicant is sufficient to satisfy the provisions of Section 22.56.010 of the County Code.

Burden of Proof for the Sale of Alcoholic Beverages

Pursuant to Los Angeles County Code Section 22.56.195, the applicant must meet the Burden of Proof requirements for the sale of a full line of alcoholic beverages for off-site and on-site consumption.

1. That the request use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600 foot radius.
2. That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
3. That the requested use at the proposed location will not result in an undue concentration of similar premises, or that the public convenience or necessity for the proposed facility selling alcoholic beverages for off-site consumption outweighs the fact that it is located within 500 feet of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than 5 percent of the total shelf space in the establishment.
4. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.
5. That the exterior appearance of the structure will not be inconsistent with the appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

Applicant's Burden of Proof Responses

Applicant's responses attached (**Attachment B**). The Burden of Proof submitted by the applicant is sufficient to satisfy the provisions of Section 22.56.195 of the County Code.

ENVIRONMENTAL DOCUMENTATION

The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation for this project under California Environmental Quality Act (CEQA) reporting requirements. An Initial Study was prepared for this project in compliance with environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed that conditions or changes in the project are necessary in order to assure there is no substantial evidence that the project may have a significant effect on the environment. The following potential impacts were identified: drainage and grading, fire, noise, water quality,

archaeology, biota, traffic and utilities, which is documented in the attached Mitigated Negative Declaration and corresponding Mitigation Monitoring Plan.

During the environmental review phase of the project staff received comment letters from County Departments including Public Works, Health Services, Fire and Sheriff and the California Department of Fish and Game. This correspondence has been included as an attachment to the environmental document. Comments pertain to potential traffic, drainage, grading, traffic, noise, biota and water quality impacts. The comments and requirements have been included as part of the Mitigation Monitoring Program. Compliance with the attached project mitigation measures are required as a condition of approval for the subject conditional use permit.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

County of Los Angeles Department of Public Works

The Department of Public Works provided comments dated January 29, 2004 regarding this request (**Attachment C**); these comments are included as an attachment to this document. Issues discussed in this correspondence included recommended improvements and the submittal of a traffic study. Public Works also approved the drainage concept for the project in September 2003.

County of Los Angeles Fire Department

The County of Los Angeles Fire Department has reviewed the project and provided conditions for the project relating to fire protection systems for RV parks in correspondence dated May 14, 2003 and July 18, 2003 (**Attachment D**). These comments are included as an attachment to this document. Various fire prevention improvements were recommended including fire hydrants, provision of off-site all weather access and construction standards for a proposed bridge. These comments will be incorporated into the conditions of approval for the project.

County of Los Angeles Sheriff's Department

The Sheriff's Department initially submitted a letter indicating that there is potential for increased traffic collisions resulting from the project and congestion resulting from a large number of visitors onsite at one time. Following meetings with the applicant, which resulted in the drafting of various project conditions, the Sheriff's Department was satisfied that the project would pose less than significant impacts. As such, the Sheriff's Department submitted new comments on the project dated November 12, 2003; these comments are included as an attachment to this document (**Attachment E**).

County of Los Angeles Health Department

A feasibility study was prepared for the proposed private sewage disposal system, which was reviewed by the County Health Department. The Health Department provided comments relating to sewage disposal in their letter dated April 17, 2003. When and if public sewer is available within 200 feet of the property line, the RV Park will be required to be connected to the public sewer system.

The Health Department submitted comments dated September 30, 2003. The department determined that the proposed new on-site sewage system was capable of accommodating wastewater disposal demand associated with the proposed operation; these comments are included as an attachment to this document.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

The State Department of Fish and Game submitted comments dated May 2, 2003; these comments are included as an attachment to this document.

The Army Corp of Engineers submitted comments dated April 14, 2003; these comments are included as an attachment to this document.

The subject property is within the service area of the Lake Elizabeth Mutual Water Company, which has submitted a letter to the applicant indicating that it is prepared to provide water service to the proposed RV Park .(**Attachment I**). The applicant will provide all required improvements to the satisfaction of the Water Company.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

Hearing notices were mailed to 459 property owners and residents within a 500-foot radius of the subject property on December 31, 2003. Case materials and the environmental document were mailed to Quartz Hill County Library on December 31, 2003. Advertisements were published in La Opinion and The Antelope Valley Press on December 31, 2003. According to the applicant, public hearing notices were posted at the project site January 5, 2003.

PUBLIC COMMENTS

The applicant has met several times with the Lakes Town Council and the Lakes Community Center to discuss the proposed development. These community groups support the applicant's proposal. Their correspondence is attached (**Attachment F**). Ten letters expressing support of the development have been received from a local business owner and sixteen local residents (**Attachment G**).

Staff is in receipt of five letters from local residents opposing the development. The opposition expressed concern regarding the project's impacts to local roads, water and air quality, property value and security (**Attachment H**).

STAFF EVALUATION

The applicant has requested authorization for the development operation and maintenance of an RV Park on the subject property. The RV Park is proposed to be constructed in two (2) phases. Phase I would entail the development of up to 140 RV spaces and associated recreational amenities. Phase II would include construction of the remaining RV spaces and additional recreational amenities. The applicant is proposing to balance all the necessary grading on-site.

This proposal was found to be consistent with policies of the Antelope Valley Areawide Plan and Los Angeles County General Plan. In addition, the proposed use of an RV

Park provides a needed recreational opportunity. Furthermore, the project is an extension to the golf course, which has existed in the community for approximately 40 years.

Public Agency comments regarding facility operation and the mitigation of proposed impacts have been duly considered. These requirements have been incorporated into the draft conditions and the Mitigation Monitoring Program.

In light of the benefits provided by the proposed project staff also has some concerns:

Staff questions the extent to which the proposed development may have an impact on the rural character of the area. While the proposed use is consistent with uses associated with a rural area, the RV Park proposes to develop to 498 spaces. The number of spaces does not exceed density thresholds specified in county code. However, consideration should be given to the limitation of consecutive days of stay on the site. Limitations on the total number of person allowed on-site at any given time could provide a more effective restriction, combined with the prohibition of public events that would generate congestion. The applicant has also noted that some of the recommended improvements, such as those relating to curb and gutter, may be contrary to rural character.

Local residents have expressed concern regarding impacts to local roads, water and air quality, property value and security. Mitigation measures and conditions such as on-site security, road improvements, limitation on occupancy can address some of these concerns. Adjacent uses are also buffered by topography. The applicant is also required to provide a traffic study as a mitigation measure. Staff, nevertheless, recommends that the adequacy of these measures be considered.

If approved, staff recommends a twenty (20) year term for the requested Conditional Use Permit. Staff also recommends that the RV Park be subject to a ten (10) year term that is subject to the review of the Director and the project be inspected annually for compliance with the final conditions of approval. This requirement is based on the need to re-evaluate the compatibility of the project with the surrounding community.

FEES/DEPOSITS

If approved as recommended by staff, the following will apply:

Fish & Game:

1. Processing fees of \$1,275.00 related to posting the Notice of Determination with the County Clerk. Fish & Game fees will be required due to the fact that the project will impact natural habitat. The fees will be required prior to the final approval date of the permit.

Zoning Enforcement:

2. Cost recovery deposit of \$3,000.00 to cover the costs of the twenty (20) recommended annual zoning enforcement inspections. Additional funds would be required if violations are found on the property.

Environmental Mitigation Monitoring:

3. The permittee shall deposit the sum of \$3,000 with the Department of Regional Planning in order to defray the cost of reviewing the mitigation measures in the Mitigation Monitoring Program.

STAFF RECOMMENDATION

APPROVAL

Prior to making a decision on this case, staff recommends the Regional Planning Commission consider the facts, analysis and correspondence contained in this report along with the oral testimony and/or written comments received during the public hearing.

If the Commission finds the applicant satisfies the conditional use permit burden of proof requirements for this request, than Staff recommends **Approval** of Conditional Use Permit No. 02-311-(5), subject to the attached draft conditions.

SUGGESTED MOTION

"I MOVE THAT THE PUBLIC HEARING BE CLOSED AND THAT THE REGIONAL PLANNING COMMISSION INDICATE ITS INTENT TO APPROVE CONDITIONAL USE PERMIT CASE NO. 02-311-(5) AND INSTRUCT STAFF TO PREPARE THE FINDINGS AND CONDITIONS FOR APPROVAL."

Attachments:

Copy of Thomas Guide Map
Proposed Mitigation Measures
Draft Conditions
Burden of Proof
Attachments
Land Use Radius Map
Site Plan

Prepared by: Sam Dea, Principal Regional Planning Assistant

Reviewed by: Russell J. Fricano, Ph.D., AICP, Supervising Regional Planner

RJF:SD

01-29-04

